



**MINUTES**  
**Thursday, February 10, 2016 – 7:00 P.M.**

Please refer to the Planning Commission Procedural Items coversheet  
for information on all procedural matters.

**ITEMS FOR COUNCIL ACTION**

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- **Agenda Item 8.A.:** Mission Town Center Project (File Nos. PLN2015-10980, PLN2015-10981, PLN2015-10982, PLN2015-10983, and CEQ2015-01188; Address: 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; and 602 Fremont Street)

**1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES**

Chairwoman Costa initiated the Pledge of Allegiance. Commissioner Sweeney read the Statement of Values.

**2. ROLL CALL**

The following Commissioners responded to roll call: Chairwoman Deborah Costa, Steve Kelly, Yuki Ikezi, Raj Chahal, Suds Jain, Mike O'Halloran, and Joe Sweeney.

Staff present were: Acting Director of Planning and Inspection Sharon Goei, Planning Manager Lee Butler, Principal Planner John Davidson, Associate Planner Yen Han Chen, Associate Planner Debby Fernandez, Planning Intern II Steve Le, Assistant City Attorney Alexander Abbe, Kathryn Oehlschlager from the City Attorney's Office and Acting Office Specialist IV Rosa Avalos.

**3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**

Chairwoman Costa explained that copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

**4. DECLARATION OF COMMISSION PROCEDURES**

Chairwoman Costa reviewed the Planning Commission procedures for those present.

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals - None
- B. Continuances without a hearing - None
- C. Exceptions (requests for agenda items to be taken out of order) - None

**6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the public may briefly address the Commission on any item not on the agenda. - None

## 7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

### 7.A. Planning Commission Minutes of December 9, 2015

**Motion/Action:** The Commission motioned to approve the Planning Commission Minutes of December 9, 2015, with minor edits. (7-0-0-0). The minor edits included a request from Commissioner Ikezi to include that the applicant for the Santa Clara Square project, Carlene Matchniff, had agreed to appear before the Planning Commission on a yearly basis to review the status on the Transportation Demand Management Measures.

### 7.B. Planning Commission Minutes of December 10, 2015

**Motion/Action:** The Commission motioned to approve the Planning Commission Minutes of December 10, 2015. (5-0-0-2, Ikezi and Jain abstaining).

<b>7.C. File No.(s):</b>	<b>PLN2015-10949</b>
Location:	2000 El Camino Real, Suite 15, a 1,983 square foot commercial tenant space in a 12,039 square foot building at the northeast corner of the 20.89 acre Santa Clara Town Centre site, located at the southwest corner of Scott Boulevard and El Camino Real, APN: 290-10-096
Applicant/Owner:	Steve Rawlings / Byer Properties, L.P.
Request:	<b>Six month review</b> of a previously approved Use Permit allowing on-site sale and service of beer and wine (ABC License Type 41) in a full-service restaurant with indoor and outdoor seating (Mod Pizza)
CEQA Determination:	Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner:	Gregory Qwan, Planning Intern II
<b>Staff Recommendation:</b>	<b>Note and File Report</b>

**Motion/Action:** The Commission motioned to note and file the report for 2000 El Camino Real, unanimously (7-0-0-0).

\*\*\*\*\*END OF CONSENT CALENDAR\*\*\*\*\*

## 8. PUBLIC HEARING ITEMS

<b>8.A. File No.(s):</b>	<b>PLN2015-10980, PLN2015-10981, PLN2015-10982, and PLN2015-10983, CEQ2015-01188</b>
Project Title:	<b>Mission Town Center Project</b>
Location:	575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, and 060; property is zoned Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT)
Applicant/Owner:	Irvine Company
Request:	<b>Certify the Environmental Impact Report and adopt a Statement of Overriding Considerations and the Mitigation Monitoring and</b>

**Reporting Program; General Plan Amendment** to change the land use designation on the project site to Very High Density Residential (51-90 du/acre). The General Plan Amendment proposes to add text to define this land use designation and to add a policy allowing limited neighborhood commercial in the Santa Clara Station Very High Density Residential land use designation; **Rezone** from Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT) to Planned Development (PD), **Vesting Tentative Parcel Map**, and **Development Agreement** to allow construction of residential/mixed use development comprised of up to 385 apartment units, approximately 10,000 gross square feet (gsf) of conditioned amenity and leasing space, 27,000 gsf of ground floor retail, and three distinct private open space areas. Finding of General Plan consistency for a proposed **Street Vacation** of a portion of Fremont Street, east of The Alameda and a portion of Sherman Street, north of Benton. The residential portion of the project would have an overall density of approximately 67 dwelling units per acre. The proposed project consists of a three- to five-story structure and that would range in height from approximately 48 to 80 feet. Parking is provided in a five-story above-grade parking structure. The parking structure is proposed in the center of the project site and wrapped by the residential and retail uses. Access to the parking structure would be provided from Benton Street and El Camino Real. Other infrastructure improvements (i.e., sewer, water, and storm drainage) needed to serve the proposed project would also be constructed.

CEQA Determination: Environmental Impact Report (SCH#2015032076)

Project Planner: Yen Han Chen, Associate Planner

**Staff Recommendation:** **Recommend City Council approval, subject to conditions**

**Notice:** Notice for Item 8.A. was posted and mailed to residents within 500 feet of the project site. Commissioner Chair Deborah Costa recused herself stating that she lives in very close proximity to the project. Commissioner Yuki Ikezi took over as chair. Commissioners O'Halloran, Chahal, Jain, Kelly, and Sweeney disclosed previously meeting with the applicant. Commissioner O'Halloran also disclosed attending the Historical and Landmarks Commission meetings and speaking to a few residents of the Old Quad.

**Discussion:** Yen Chen gave a brief presentation on the project.

The Commission inquired about the sale of the streets being vacated and how the sale price is calculated. Staff clarified that the Street Vacation is essentially a sale and the Development Agreement specifies the terms and sales process, following City procedures. Staff added that the price is set based on what the City finds are the conditions of the land but will be sold at fair market value or greater, as required by law. Assistant City Attorney Alexander Abbe clarified that an appraisal will be conducted following the City Charter provisions' bidding process, and the applicant will have to bid on the property.

The Commission asked for clarification on the definition of the very high density residential category and how it applies to the General Plan. Staff clarified that the General Plan currently allows 50 units per acre in the high density residential areas, and a new very high density residential policy was proposed to also accommodate the retail component of this project. Staff also explained that the Santa Clara Station Focus Area currently allows up to 90 units per acre in the very high density residential designation. Staff explained that although this development is in the Old Quad area, it also falls into the Downtown Redevelopment and Santa Clara Station Focus areas which have different policies and different General Plan focus. Staff explained that other focus areas might require a higher density designation and the Planning Commission would be required to approve those on a case to case basis. Staff further explained that the very high density designation will only apply to the Santa Clara Station Focus area. Assistant City Attorney Alexander Abbe clarified that a definition will be added to the General Plan for the very high density residential designation.

The Commission inquired about the relocation of the historic houses. Staff clarified that the applicant is actively looking for locations to place the houses. Assistant City Attorney Alexander Abbe clarified that the applicant agreed as a condition of approval in the Development Agreement that they will not demolish the houses and will try to keep them in the Old Quad, if possible. Staff clarified that the developer will be responsible for the protection and upkeep of the homes as they await relocation.

Carlene Matchniff, Vice President of Entitlement for the Irvine Company, gave a presentation highlighting the changes made due to community input and concerns. Ms. Matchniff stated that based on comments by Lorie Garcia and the State Office of Historic Resources, the garage structure was pulled out of the ground to minimize earth disturbance and to protect cultural resources in the proposed development area. Carlene Matchniff stated that Lorie Garcia, a subcontractor in the Environmental Impact Report, wrote a letter stating she is pleased with the cultural resources work program. Ms. Matchniff added that the height of the garage on the side of the entrance on The Alameda and Benton Street was reduced from five stories to four stories and the number of units has been reduced by 80 units from the original proposal. Ms. Matchniff highlighted the addition of solar panels to the garage structure and the addition of a voluntary Transportation Demand Management (TDM) program with a goal to reduce vehicle miles traveled by 20 percent. Ms. Matchniff clarified that the TDM is performed annually by a third party.

Steven Kellenberg, Senior Vice President of Community Projects for Irvine, stated that this development is transit-oriented with a strategic location adjacent to the station. Mr. Kellenberg explained that project was redesigned, based on community input, to pull the project back in order to allow the preservation of three historic homes without needing to relocate them. Mr. Kellenberg added that the buildings on the Old Quad side were reduced in height and the architectural style was redesigned to a Craftsman, more indigenous style. Mr. Kellenberg highlighted the street width reduction with the addition of planting areas on portions of The Alameda to allow a more pedestrian-friendly environment. Mr. Kellenberg also highlighted the different changes made to the side of Benton Street, including a reduction in height of the building elevation, redesign to a more village-like architectural style, a variety of scales of elevation for retail store fronts, an outdoor dining area, and landscaping. Mr. Kellenberg stated that a water reduction program within the area will reduce water usage by 21 percent, compared to other businesses of similar size. Carlene Matchniff highlighted the financial benefits associated with the project including affordable units, property tax revenue and other development fees, and the creation of jobs.

The Irvine Company representatives also noted that they proposed to modify their project to reduce the total number of units from 385 to 370. In doing so, they provided elevation renderings that showed where they would reduce building heights along The Alameda and Benton Street to better transition to the nearby development.

The Commission asked the applicant if the developers considered designing a different project to meet the density requirements based on the area. Ms. Matchniff explained that the developers asked the City for an area that allowed a transit-oriented development and met the City's vision. Ms. Matchniff added that the project is infeasible under the current General Plan densities due to various economic reasons.

The Commission inquired about the affordable housing component in this project. Staff clarified that units would be available to those who did not earn more than 80 percent of variant median income.

The Commission expressed concern about the plaza on Benton and El Camino possibly being too noisy. Ms. Matchniff clarified that the plaza has been reduced in size and a second plaza was added at the corner of The Alameda and Benton. The Commission also inquired about the measures taken to slow down traffic on The Alameda. Ms. Matchniff and Mr. Kellenberg clarified that the area has been made to be more pedestrian-friendly by widening the sidewalk and planting trees on key parts of the street.

The Commission asked about the tandem spaces in the garage. Ms. Matchniff clarified that 88 (out of 839) tandem spaces were added in order to accommodate the number of parking spaces needed since the ground level of the garage was removed. Staff stated that these type of parking spaces have been approved in the past.

The Commission inquired about the water treatment methods used to clean water before it goes off-site. Staff explained that cisterns are used to clean the water before it is put into the system allowing for the Regional Water Requirements to be met.

The Commission asked about the pedestrian pathway suggested by the Historical and Landmarks Commission. Ms. Matchniff stated that there is a pedestrian pathway running across the north edge of the property, which will connect to various activated spaces and serve as a buffer to the adjacent properties.

The Public Hearing was opened.

Jeannie Mahan, resident and Historical and Landmarks Commissioner, expressed opposition to the development citing disapproval of the height of the project, losing visibility of the hills and the historic adobe nearby. Ms. Mahan stated that members of the Historical and Landmarks Commission opposed the project and asked for it to be redesigned.

Janet Stevenson, resident, stated opposition of the project and believes that the project is too massive to be near single family homes. Ms. Stevenson expressed concern about the project being more than three stories high and about the amendment to the General Plan to accommodate the density.

Pat Mahan, resident, stated that she does not oppose developments but there should be a guiding principle of what's best for the City. Ms. Mahan added that the project should conform to the General Plan and be compatible with the Old Quad.

Brian Goldenberg, resident, expressed support for the project stating that revitalizing the City should be encouraged and believes that this project will benefit the City by adding entertainment, dining, and a destination area.

Mike Hennessy, a resident, expressed support for the project stating that it will bring housing for people in the electronic industry and making it a nice place for people to live.

Amanda Montes from the Silicon Valley Leadership Group expressed support for the project stating that the project encourages dynamic and economic diversity, attracts employers, and encourages use of public transit. Ms. Montes encouraged the Commission to approve the Final Environmental Impact Report as is.

Janet Patey, resident and member of the Women's Club, expressed opposition to the project stating that it will destroy the Old Quad, bring high density, and eliminates heritage.

David Delosiey, as a member of the Santa Clara Chamber of Commerce, expressed support of the project. Mr. Delosiey, as a resident, expressed support of the project stating that the revitalization of the Downtown area is needed and this project is in the perfect location due to its close proximity to the transit venues.

Tracy Infantino, business owner, expressed support of the project stating that it will enhance vitality to the University.

Cynthia Owens, resident, expressed support of the project stating that it will be a great asset to the community as it will add affordable housing, and dining and entertainment options.

Michael Fox, President and CEO of Goodwill Silicon Valley, expressed support of the project and stated that the project will bring lower income housing and tax revenues to the City.

Rick Muck, resident, stated opposition of the project and expressed concern about parking, traffic, and relocation of the homes. Mr. Muck stated that he likes the project but does not agree that this is the most ideal location for it.

Claudia Daugh stated opposition to the project. Ms. Daugh expressed concern about the water shortage and increased traffic and does not believe that the encouragement of public transit will be successful.

Howard Myers stated opposition of the project and does not agree that the General Plan should be amended to accommodate the project. Mr. Myers expressed concern about the sale of the streets and the rental of parking spaces.

Steve Dutra, owner of former Mondo Burrito, expressed support of the project stating that it meets the demands for housing. Mr. Dutra stated that Irvine has been working to help him find a new location for his restaurant. Mr. Dutra also stated the project is mostly on the University side and only affects the residential area on one side of the property.

Sandy Meyers stated opposition of the project and expressed concerned about the overall changes of character in Santa Clara. Ms. Myers stated that there is plenty of retail available throughout the City and believes that a future recession will hurt the retail opportunities in this development.

Ruth Lemon stated opposition of the project and expressed concern over the high density, tandem parking, loss of visibility of the surrounding area, and believes that it is not low income enough.

Noreen Carlson stated opposition of the project and expressed concern over the design, height, and density. Ms. Carlson stated that a petition in opposition of the project with over 100 signatures was handed out.

Adam Thompson, resident, stated opposition of the project. Mr. Thompson expressed concern about the design, minimal changes made and possible sewage issues. Mr. Thompson stated that the construction jobs created by the project will only be temporary.

Mick Stan Grover expressed support of the project stating that it benefits tradesmen who live in the area. Mr. Grover stated support of Irvine developments.

Twinkie Chai, Santa Clara employee, expressed support of the project stating that it will benefit the City and its workers by providing housing for employees.

Matthew Thomas, a Santa Clara University graduate, expressed support of the project stating that it will be beneficial from a professional stand point, will support BART, and will create opportunities in the area.

Clyde Hammond, property owner and representative of the Building Trades Council, expressed support of the project stating that it will improve the area.

Mohammed Nedin, resident, expressed support of the project stating that it will benefit the high tech industry and the residents by providing a place for dining and entertainment.

Donna Morenzio stated opposition to the project stating that no outreach was conducted with the Santa Clara Women's Club. Ms. Lorenzo expressed concern about the high density and possible damage to the adobe from vibration. She wanted Irvine to agree to repair damage to the adobe from the construction work.

June Luth stated opposition of the project and expressed concern about the height, sewers, parking, possible senior citizen relocation, and an increase in need for City's public services personnel.

Patricia Leung, resident and Historical and Landmarks Commissioner, stated opposition of the project and the design. Ms. Leung expressed concern about the height, loss of street grid, and General Plan requirements.

Barbara Morty stated opposition of the project expressing concern about the height, density, parking, and the affordable housing not being low income enough.

Paul Rebello, Old Quad resident, stated opposition of the project expressing concern about traffic, design,



parking, and General Plan guidelines.

Peter Yung, resident, expressed support of the project stating that it provides housing to students and dining choices for all residents.

Stan Carlson stated opposition of the project expressing concern over the number of units and the risk of having the retail area. Mr. Carlson asked that the Commission takes the concern of the residents into consideration.

Myron Von Rasefield, resident, expressed support of the project stating that it will improve the new downtown area, creates a family neighborhood, provide jobs/housing, and reduces commute time.

Dawn Thompson opposes the project and expressed concern about the lease and noise levels on eateries along El Camino.

Ruben Camacho expressed support of the project stating that it encourages jobs, growth, and continued development of the City.

Gabrielle Seagrave opposes the project and expressed concern about the loss of the downtown area, parking, sewer, and natural resources being destroyed.

Tom Adruga, resident, expressed support of the project stating that this development will improve the currently unattractive commercial area, including the streets that currently need to be fixed.

Laura Mahan opposes the project and expressed concern about the housing not being affordable enough and would like to see more cottage-type homes.

Dorothy Rosa expressed opposition of the project.

Linda Lazara, resident, stated opposition of the project and expressed concern about the height, density, and infrastructure.

James Vizo Jr. expressed support of the project stating that high density should go next to transit station and this is the ideal location for that.

Robert Fitch expressed support of the project stating that the City needs growth and the development is adjacent to the residences on one side only. Mr. Fitch added that allowing the proposed density to this area will help bring BART to Santa Clara.

Deborah Costa, resident, stated that she lives directly across the street from the project and expressed support of the project and the street vacation. Ms. Costa stated that the project could use additional parking and the sewer system needs replacement. Ms. Costa stated that the high density is necessary.

Tom Yedder expressed opposition of the project and does not believe that it is the best thing for the city.

Don Karmetter expressed support for the project stating that growth is necessary in the city.

Cecilia Devokas stated opposition of the project and expressed concern about water, congestion, sewer and parking.

Stephen Estes, resident and Historical and Landmarks Commissioner, expressed opposition of the project and does not support the amendment of the General Plan.

Ellen May Zimmer stated opposition to the project and expressed concern about the height, parking, and traffic congestion.

Lou Ferria stated opposition to the project and expressed concern about the street closures and the possible loss of tax revenue since the project would be on a lease basis.

Judy Tucker stated opposition to the project and expressed concern about traffic, infrastructure, and the need for additional City public service personnel.

Liz Cashishin stated opposition to the project and expressed concern about the infrastructure, traffic, and need for more Fire personnel.

Clyde Le Barron, property owner and Neighborhood-University Relations Committee member, expressed support of the project stating that it adds much needed housing for students and needed growth of the city.

Joanne Bruna, resident, expressed opposition of the project stating that she would like vitality back to old downtown but more community oriented and would like to see more meetings to discuss downtown plans.

Richard Lucero, resident, stated opposition of the project and expressed concern about traffic and the high density.

In a rebuttal, Carlene Matchniff stated that a full Environmental Impact Report was conducted which addresses all of the issues and concerns mentioned by the residents. Ms. Matchniff added that the developers are very dedicated to the area and the investment will add much needed vitality to this area.

The Public Hearing was closed.

The Commission inquired about the concern of traffic and how the Transportation Demand Management (TMD) goal of 20 percent reduction of vehicle miles traveled would be beneficial. Staff explained that less vehicle miles traveled reduces greenhouse gases and other emissions and the TMD reduces the number of vehicle trips.

Concerns expressed by the Commission included: the size being too big for the area, the loss of visibility of the natural surroundings, concerns over sewage issues, and possible damage to the Women's Club adobe. Staff explained that the project was cleared through other City departments and the Environmental Impact Report found the concerns mentioned above to be non-issues in this development area. The Commission also expressed concerns over amending the General Plan, adding a new density category, about the findings of the Historical and Landmarks Commission regarding digging of ancient artifacts, and about the public opposition to the project. Staff clarified that the Women's Adobe, which is south of the project site, would not be in a shadow from the project.

The Commission asked for clarification regarding a lease of land versus purchase of land. Staff clarified that the transaction is between two private parties and they have the choice whether to lease or purchase the land. Staff also clarified that land use and permit requirements do not change after the lease ends and the same obligations and requirements would be required of the new leaser.

The Commission added that this project can help meet housing demands, especially for students, will attract employers to this area, provides affordable housing, and the proximity of the project to the train station would be very beneficial for everyone, including for a reduction of greenhouse gases. The Commission also expressed support of the street vacation, stating that some of those streets are not currently heavily used. The Commission addressed the residents' concern about shadow impact in the area and stated that the EIR did not find this to be an issue. The Commission added that the General Plan should be a guide but not a strictly enforced rule and if allowed with this project, it will be beneficial aesthetically to the area and will help to begin the revitalization of the downtown area. Staff mentioned that the Santa Clara Unified School District and the Santa Clara University have expressed support of the project.



**Motion/Action:** The Commission motioned to adopt a Resolution recommending that the City Council approve and Certify the Final Environmental Report (FEIR) and adopt a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP) for the Mission Town Center project located at 575 Benton Street, et. al. (5-1-0-1, Chahal dissenting, Costa abstained).

**Motion/Action:** The Commission motioned to adopt a Resolution recommending that the City Council approve the General Plan Amendment from Santa Clara Station High Density Residential and Santa Clara Station Low Density Residential to Santa Clara Station Very High Density Residential and include a policy to allow limited neighborhood commercial within the Santa Clara Station Focus Area. (5-1-0-1, Chahal dissenting, Costa abstained).

**Motion/Action:** The Commission motioned to adopt a Resolution recommending that the City Council approve the rezone from Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT) to Planned Development (PD) to allow the development of 370 apartment units, 27,000 gsf of retail space, and 10,000 gsf of amenity and leasing space and a reduction of height along The Alameda to three and four stories and reduction of height along Benton Street to four and five stories. (4-2-0-1, O'Halloran and Chahal dissenting, Costa abstained).

- The annual TDM report shall be reviewed by the Planning Commission with a request for the applicant to be present for the review.

**Motion/Action:** The Commission motioned to adopt a Resolution recommending that the City Council adopt an ordinance to approve the Development Agreement and allow a reduction of height along The Alameda to three and four stories and reduction of height along Benton Street to four and five stories. (4-2-0-1, O'Halloran and Chahal dissenting, Costa abstained).

**Motion/Action:** The Commission motioned to adopt a Resolution to determine that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan, unanimously. (6-0-0-1, Costa abstained).

The Commission clarified that, in each motion, it granted Assistant City Attorney approval to make a minor modification and add a property address that was not included on the agenda.

<b>8.B. File No.(s):</b>	<b>PLN2015-11628/PLN2015-11170</b>
Location:	410 Lafayette Way, a 10,268 square foot parcel located on the west side of Lafayette Way approximately 60 feet north of Poplar Street, APN: 269-43-045; Property is zoned R1-6L-Single-Family
Applicant:	Salvatore Caruso
Owner:	Autumn, LLC
Request:	<b>Appeal of Architectural Committee's approval</b> to allow a 551 square foot basement addition, and a 243 square foot first floor expansion to an existing 3,332 square foot, three bedroom, two bathroom home, resulting in a 4,126 square foot four bedroom, three bathroom residence, and new construction of a 480 square foot replacement garage.
CEQA Determination:	Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation
Project Planner:	Debby Fernandez, Associate Planner
<b>Staff Recommendation:</b>	<b>Deny the Appeal and Uphold the Architectural Committee's December 16, 2015 Approval of the Project</b>

**Motion/Action:** The Commission motioned to continue the Public Hearing for the 410 Lafayette Way appeal date-certain to February 24, 2106, unanimously (5-2-0-0, O'Halloran and Chahal dissenting).

<b>8.C. File:</b>	<b>PLN2015-11138</b>
Location:	3607 Kifer Road (office) and 3697 Tahoe Way (garage), a 3.1-acre

project site on the northwest corner of Kifer Road and Lawrence Expressway; APNs: 205-38-015 (office) and 205-38-022 (garage); Property is zoned Light Industrial (ML)

Applicant: Clifford Chang  
Owner: RREF II 3689 Kifer LLC  
Request: **Conditional Use Permit** to allow a new five-level off-site parking garage in conjunction with a new five-story, 177,134 square foot office building;  
**Adoption of a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program**

CEQA Determination: Mitigated Negative Declaration  
Project Planner: Steve Le, Planning Intern II  
**Staff Recommendation: Approve, subject to conditions**

**Motion/Action:** The Commission motioned to continue the Public Hearing for the 3607 Kifer Road Conditional Use Permit date-certain to February 24, 2016, unanimously (5-2-0-0, O'Halloran and Chahal dissenting).

## 9. OTHER BUSINESS

### 9.A. Commission Procedures and Staff Communications

#### i. Announcements/Other Items

Chairwoman Costa stated that she received a letter regarding the project on Alviso Street, which was approved in December, 2015.

#### ii. Report of the Director of Planning and Inspection

- City Council Actions

Planning Manager Lee Butler stated the City Council approved an extension on the Zoning Ordinance consultant contract to continue with the updates which will be reported back to the Planning Commission in the following months.

#### iii. Commission/Board Liaison and Committee Reports

- Appointment of Board or Committee assignments - None
- Architectural Committee - None

#### iv. Commission Activities

- Commissioner Travel and Training Reports; Requests to Attend Training
  - Planning Commissioner's Academy: March 2 – 4, San Ramon CA
  - National APA Conference: April 2-5, Phoenix AZ

The Commission motioned to allow up to three Commissioners to attend the National APA Conference on April 2 through April 5, 2016 in Phoenix AZ, unanimously. (7-0-0-0).

The Commission motioned to approve Commissioner Kelly to register for the National APA Conference on April 2 through April 5, 2016 in Phoenix AZ, unanimously. (7-0-0-0).

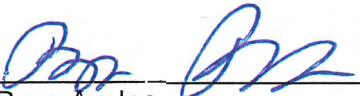
#### v. Upcoming agenda items

None

## 10. ADJOURNMENT

The meeting adjourned at 11:31p.m. The next Planning Commission meeting will be held on Wednesday, February 24, 2016 at 7:00 p.m.

Prepared by:

  
Rosa Avalos

Acting Office Specialist IV

Approved by:

  
Sharon Gwei

Acting Director of Planning & Inspection